

DETERMINATION OF NONSIGNIFICANCE (DNS)

RCW 197-11-970

Description of proposal:

This DNS is the first step in a planned phased environmental review of a proposed wind tunnel complex. A two step review process was chosen because the proposal is currently at a very early stage of development and considerable uncertainty exists concerning facility design and siting. Information regarding potential environmental impacts, including energy impacts, is also limited. This DNS applies to City Light's proposed lease of approximately 16 acres of undeveloped land north of its Duwamish Substation. The Boeing Company is considering a long-term lease of the project area. Approval of this lease action would facilitate a Boeing proposal to construct a 600,000 square foot wind tunnel complex at the site. Such a complex is expected to require 200 - 375 MW of electricity (peak). When project design details and facility location are known with certainty, a project-specific environmental review will be conducted by the appropriate local governmental agency and City Light will assist in analysis of the energy impacts.

Proponent: Seattle City Light

Location of proposal, including street address, if any:

10000 West Marginal Way South. The project area is located on the west side of the Duwamish Waterway at approximately river mile 5 near the head of navigation.

Lead agency: City of Seattle, City Light Department

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The lease agreement will address the potential impacts of hazardous substances on site soils, air, and water by requiring the lessee to comply with all existing and future environmental laws and regulations. Important lease provisions will include indemnity and warranty protection, restriction of unauthorized releases of hazardous substances, notification and remediation of compliance violations, and access and inspection rights. These provisions are needed to protect City Light from the potential liability associated with the lessee's use of the premises.

Measures to address and mitigate impacts that may arise in the course of future site development will be addressed by the

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appropriate lead agency prior to approval of a substantial development proposal. These measures should include mitigation to protect and enhance animal and plant life, including stream set-backs and control of erosion, dust, noise, and turbidity. A comprehensive evaluation of energy impacts and appropriate mitigation measures will be an important aspect of any future environmental review.

     There is no comment period for this DNS.

xx This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted within 15 days from date below.

Responsible official Randall W. Hardy

Position/title Superintendent Phone (206) 684-3200

Address 1015 - 3rd Ave., Seattle, WA 98104-1198

Date 9/28/90 Signature 

xx You may appeal this determination to the Office of Hearing Examiner, 1320 Alaska Building, 618 Second Avenue, Seattle, WA 98104, no later than 15 days after the end of the comment period by letter of appeal and a \$25 filing fee.

     There is no agency appeal.

NOTE: The appeal and a \$25.00 filing fee must reach the Office of Hearing Examiner before 5:00 p.m. on the last day of the appeal period.

Distribution: Seattle Department of Construction & Land Use (2)  
King County SEPA Information Center (2)  
Washington Department of Ecology (2)  
City of Tukwila (2)  
John Beal

cc: City of Seattle  
Department of Construction and Land Use  
600 - 4th Avenue  
Seattle, WA 98104

King County  
Building and Land Development Division  
SEPA Information Center  
3600 - 136th Place Southeast  
Bellevue, WA 98006-1400

State Department of Ecology  
Environmental Review Section  
Mail Stop PV-11

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Olympia, WA 98504-8711

City of Tukwila  
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6200 Southcenter Boulevard  
Tukwila, WA 98188

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bcc: Best  
Raines  
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EAD Library  
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